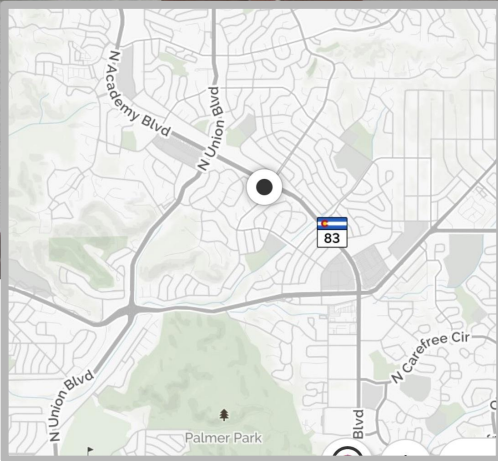




AVAILABLE NOW

FOR LEASE EXECUTIVE OFFICE SUITES



Executive Suites providing an exceptional combination of luxury, convenience and affordability for business owners. Presenting a variety of options, each suite delivers a professional image in an atmosphere that allows you to conduct business, network with others and serve your clients.

INCLUDED

- Large spaces (up to 15' x 20')
- Fiber Internet
- One Dedicated VOIP Phone Line Included (port your own # or have one provided)
- All utilities
- Business Mailing Address
- Two Electric Vehicle Charging Stations on Site
- Luxurious Lobby and Waiting Area
- Spacious Conference Room with Flat Screen
- Bistro Table and Coffee Bar for Informal Client Meetings
- Kitchen with Full-sized Appliances
- Janitorial Service for Common Areas (with option to add janitorial to individual suites)
- Walking Distance to Starbucks, Several Banks, and Many Other Businesses



OFFICE SUITE FEATURES



Suite	Dimensions	Sq Ftg	Unique Features	Rent Rate*
Suite A	13' 9" x 13' 2"	181 sf	Courtyard Views	\$495.00
Suite B	14' 8" x 16' 5"	241 sf	Courtyard Views, Mtn Views	\$675.00
Suite C	12' 5" x 20' 8"	251 sf	Mtn Views, Built-Ins	\$675.00
Suite D	11' 8" x 20' 10"	243 sf	Mtn Views, Built-Ins	\$675.00
Suite E	11' 8" x 20' 10"	243 sf	Mtn Views	\$650.00
Suite F	11' 8" x 20' 10"	243 sf	Mtn Views	\$675.00
Suite G	12' 7" x 20' 10"	262 sf	Built-Ins	\$675.00
Suite H	14' 8" x 17' 3"	253 sf	Built-Ins	\$675.00
Suite I	12' 9" x 12' 10"	161 sf		\$395.00
Suite J	14' 7" x 19' 11"	290 sf	Built-Ins	\$675.00
Suite K	12' 6" x 20' 10"	260 sf		\$650.00
Suite L	11' 8" x 20' 10"	243 sf		\$495.00
Suite M	11' 8" x 20' 10"	243 sf		\$495.00
Suite N	11' 9" x 20' 10"	245 sf		\$495.00
Suite O	12' 8" x 20' 11"	241 sf		\$675.00
Suite P	14' 7" x 16' 3"	231 sf		\$675.00
Suite Q	13' x 13'	169 sf		\$450.00

* RATES SHOWN ARE FOR ONE-YEAR LEASE. INQUIRE ABOUT ABOUT SHORTER TERMS AND RATES.

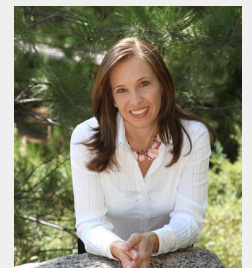


For more information or to schedule a tour:



Sam Byrne
 Byrne Real Estate
 (719) 260-9970 x103
 (719) 231-4970
 sam@byrnemanagement.com
 www.4740Flintridge.com

Angela Byrne
 Byrne Real Estate
 (719) 260-9970 x102
 (719) 210-6455
 angela@springsliving.com
 www.4740Flintridge.com



4740 Flintridge Drive, Suites 220 A-Q, Colorado Springs, CO 80918